

**11. ZONING BY-LAW AMENDMENT FILE Z.00.084
DRAFT PLAN OF SUBDIVISION APPLICATION FILE 19T-00V15
EAST MAPLE CREEK LANDS LTD.
PRELIMINARY REPORT**

P.2004.11

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.00.084 and 19T-00V15 (East Maple Creek Lands Ltd.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On August 24, 2000, the Owner submitted applications to amend the Zoning By-law and for a Draft Plan of Subdivision to permit 334 detached units, 5 townhouse blocks (with a minimum 6.0m frontage), neighbourhood park block, woodlot, 2 stormwater management blocks and elementary school blocks on a 27.638 ha parcel. The plan also includes several part blocks for residential purposes.

Background - Analysis and Options

The site is located on the south side of Major Mackenzie Road, between Dufferin Street and the CN Rail Line, being Part of Lots 19 and 20, Concession 3, City of Vaughan. The 27.638 ha site has frontage on Dufferin Street.

The subject lands are designated as part of the Carrville – Urban Village 2 Urban area by OPA No. 600, and OPA No. 604 (ORMCP) further designates a majority of the lands as “Settlement Area”. The lands are zoned A Agricultural Zone and OS5 Open Space Environmental Protection Zone by By-law 1-88. A majority of the lands included in the applications are designated “Settlement Area” in the Oak Ridges Moraine Conservation Plan. These applications were commenced prior to November 17, 2001 and are not subject to the Oak Ridges Moraine Conservation Plan. The surrounding land uses are:

- North - vacant (A Agricultural Zone and OS5 Open Space Environmental Protection Zone)
- South - vacant (A Agricultural Zone and OS5 Open Space Environmental Protection Zone)
- West - CN Rail Line and residential (M3 Transportation Industrial Zone and R4 and R3 Residential Zone)
- East - Dufferin Street; Block 11 Plan (Agricultural and RR Rural Residential Zone)

On December 15, 2003, a Notice of Public Hearing was circulated to all property owners within 120 metres of the subject land, and to the Maple Village and Gates of Maple Ratepayer Associations. No comments have been received to date. Any responses received will be addressed in the technical review and included in the detailed staff report to a future Committee of the Whole meeting.

Preliminary Review

Following an initial review of the proposed applications, Staff has identified the following matters to be reviewed in greater detail:

- the “Low Density Residential” designation permits detached units at a maximum net density of 22 units per hectare, with a maximum average density across the Block of 16-18 units per hectare; conformity with the density provisions of the Official Plan will be reviewed;
- the "Medium Density Residential/Commercial" areas permit a net residential density of 17-40 units per hectare, with an average net density across the Block of 25 to 35 units per hectare; conformity with the density provisions of the Official Plan will be reviewed;
- the subject lands will be zoned in accordance with the City’s new residential zone standards, including RD3 for detached lots and RT1 for street townhouse blocks; the lot frontages and sizes must be reviewed for zoning conformity, exceptions identified (if any) and evaluated;
- conformity of the subdivision plan with the approved Block 18 Plan will be reviewed, including the lotting and road pattern;
- prior to draft plan approval, the following block plan related issues must be addressed:
 - a) the Urban Design Guidelines, Architectural Design Guidelines, Landscape Master Plan and all outstanding Block Plan matters, must be approved by the City;
 - b) the lots to be included in the Stage 1 portion of each subdivision plan, within Phase 1 of the Block Plan, must be submitted for approval by the City; other than Stage 1, the remainder of the plan would be zoned in a “Holding” category pending availability of servicing capacity;
 - c) water and sewer servicing capacity must be identified by the Region and assigned to the City, for allocation to Stage 1 of Phase 1 of each draft plan;
 - d) the requirements of the Environmental Assessment Act pertaining to primary roads and related infrastructure matters must be satisfied;
 - e) a detailed soils report to address ground water balance/recharge concerns and identifying all related groundwater recharge mitigation measures to be implemented throughout the Block;
 - a Phase 1 Environmental Assessment Report; the Owner will be required to fulfill the requirements of the City’s May 2001 Policy and Procedures for Dealing With Contaminated or Potentially Contaminated Sites;
 - a Woodlot Edge Protection and Management Plan is required; vegetation preservation plans respecting the hedgerows in the Block must be prepared and reviewed;
 - noise attenuation measures that are to be proposed by the Regional Municipality of York in its Noise Policy/Guideline Update Study need to be considered to the satisfaction of the City, Region and TRCA;
- the plan will be reviewed to ensure that the recommendations of the City’s Draft Pedestrian and Bicycle Master Plan Study are implemented.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments expressed by the public and Council at the public hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, conformity with the Official Plan and consistency with the approved Block 18 Plan will be reviewed. The technical report may proceed to Committee upon completion of the outstanding Block Plan requirements and receipt of servicing capacity from the Region.

Attachments

1. Location Map
2. Proposed Draft Plan of Subdivision

Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



Attachment 1

FILE No.:
19T - 00V15 &
Z.00.084

October 24, 2003

City of Vaughan

Community Planning Department

Location Map

Part Lots 19 & 20,
Concession 3

APPLICANT:
EAST MAPLE CREEK
LANDS LIMITED

DUFFERIN STREET

BLK. 347

BLK. 348

BLK. 346

BLK. 343

BLK. 344

BLK. 345



Not to Scale

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SUBJECT LANDS

Attachment 2

FILE No.:
19T - 00V15 &
Z.00.084

October 24, 2003

CITY OF Vaughan

Community Planning Department

Draft Plan of Subdivision

Part Lots 19 & 20,
Concession 3

APPLICANT:
EAST MAPLE CREEK
LANDS LIMITED

N.R. (Newmarket Subdivision)
C.N.R.